



## UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## REGION 8

999 18<sup>TH</sup> STREET- SUITE 300

DENVER, CO 80202-2466

Phone 800-227-8917

<http://www.epa.gov/region08>

Ref: 8EPR-SR

June 15, 2006

RONALD BEADELL  
3321 CURTIS ST  
DENVER, CO 80205

RE: 3321 CURTIS ST

Dear Owner,

As part of the VB/I-70 Superfund Site investigation, we recently took soil samples at your property to find out if there is too much lead or arsenic in your yard. *The results show that your property does not require a cleanup.* The levels of both lead and arsenic are below our cleanup levels. The soil sampling results for your property are as follows:

<u>ADDRESS: 3321 CURTIS ST</u>	<u>EPA Cleanup Levels</u>
<b>Lead</b> 117 parts per million (ppm)	above 400 ppm
<b>Arsenic</b> 6 ppm	above 70 ppm

This means that your property is not considered by EPA to be part of the VB/I-70 Superfund Site. EPA does not believe that further measures are necessary. You and your family are not at significant risk from arsenic through ordinary contact with soil in your yard while playing, working, gardening, etc. Please note that there may be small areas in your yard, particularly near your house, that may have higher levels of lead due to peeling, external lead-based paint. EPA encourages all owners of older properties to take reasonable precautions regarding lead-based paint.

For further information, please feel free to contact EPA Community Involvement Coordinators Jennifer Chergo at (303) 312-6601 or Patricia Courtney at (303) 312-6631.

Sincerely,

A handwritten signature in black ink, appearing to read "Victor Ketellapper", is located below the "Sincerely," text.

Victor Ketellapper  
Remedial Project Manager  
The Environmental Protection Agency, Region 8

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**Evergreen Analytical, Inc.**  
4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862  
(303) 425-6021

Client Sample ID: VB-3321-CU-01  
Client Project ID: 213001.01  
Date Collected: 5/23/06  
Date Received: 5/25/06

Lab Work Order: 06-3348  
Lab Sample ID: 06-3348-93  
Sample Matrix: Soil

**METALS**

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/7/06  
Date Analyzed: 6/9/06

Lab File ID: 060806PM  
Method Blank: MB-10094

Dilution Factor: 1  
Lab Fraction ID: 06-3348-93A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	5.9	3.8	mg/Kg
Lead	7439-92-1	100	5.6	mg/Kg

*MB*

Analyst

*WJH*

Approved

**Qualifiers:** B - Analyte detected in the associated Method Blank, value not subtracted from result  
E - Extrapolated value. Value exceeds calibration range  
H - Sample analysis exceeded analytical holding time  
J - Indicates an estimated value when the compound is detected, but is below the LQL  
S - Spike Recovery outside accepted limits  
U - Compound analyzed for but not detected  
X - See case narrative  
\* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

**Definitions:** NA - Not Applicable  
LQL - Lower Quantitation Limit  
Surr - Surrogate

Print Date: 6/9/06

**Evergreen Analytical, Inc.**  
4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862  
(303) 425-6021

Client Sample ID: VB-3321-CU-02  
Client Project ID: 213001.01  
Date Collected: 5/23/06  
Date Received: 5/25/06

Lab Work Order: 06-3348  
Lab Sample ID: 06-3348-94  
Sample Matrix: Soil

**METALS**

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/7/06  
Date Analyzed: 6/9/06

Lab File ID: 060806PM  
Method Blank: MB-10094

Dilution Factor: 1  
Lab Fraction ID: 06-3348-94A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	5.6	3.8	mg/Kg
Lead	7439-92-1	110	5.6	mg/Kg

*MB*

Analyst

*WMA*

Approved

**Qualifiers:** B - Analyte detected in the associated Method Blank, value not subtracted from result  
E - Extrapolated value. Value exceeds calibration range  
H - Sample analysis exceeded analytical holding time  
J - Indicates an estimated value when the compound is detected, but is below the LQL  
S - Spike Recovery outside accepted limits  
U - Compound analyzed for but not detected  
X - See case narrative  
\* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

**Definitions:** NA - Not Applicable  
LQL - Lower Quantitation Limit  
Surr - Surrogate

Print Date: 6/9/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862  
(303) 425-6021

Client Sample ID: VB-3321-CU-03  
Client Project ID: 213001.01  
Date Collected: 5/23/06  
Date Received: 5/25/06

Lab Work Order: 06-3348  
Lab Sample ID: 06-3348-95  
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/7/06  
Date Analyzed: 6/9/06

Lab File ID: 060806PM  
Method Blank: MB-10094

Dilution Factor: 1  
Lab Fraction ID: 06-3348-95A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	6.0	3.8	mg/Kg
Lead	7439-92-1	140	5.5	mg/Kg

MB

Analyst

Cellt

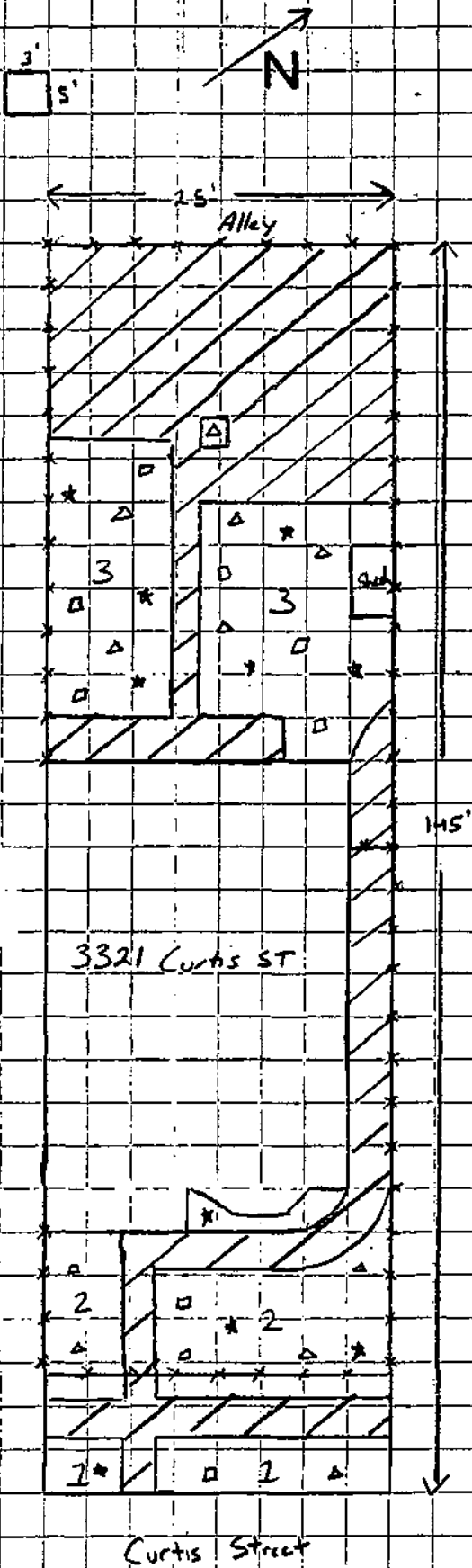
Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result  
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H - Sample analysis exceeded analytical holding time  
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X - See case narrative  
\* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable  
LQL - Lower Quantitation Limit  
Surr - Surrogate

Print Date: 6/9/06

3321 Curtis Street



Sections	Grid	Flags
1	7	3
2	18	9
3	40	18
$65/30 = 2.17$		

VB-3321-CU-01 1045 □  
 VB-3321-CU-02 1048 △  
 VB-3321-CU-03 1051 ★  
 VB-7018-020-RBC 1058

S/23/06  
 MF/MV

ID: 7018



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

Victor Ketellapper

Phone 800-227-8917

<http://www.epa.gov/region08>

CONSENT FOR ACCESS TO PROPERTY

Name: **Ronald Beadell** (or current property owner)

Location of Property: **3321 Curtis St**

Property ID: **7018**

I consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (EPA) entering and having continued access to the above referenced property for the purpose of taking samples of soil on the Site.

I realize that these actions are undertaken pursuant to EPA's response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. § 9601 *et seq.*

Ronald Beadell

Printed Name

(970) 667-6924

Phone Number

Ronald Beadell

Signature

5-10-06

Date